

6 Walter Ct.

HARRINGTON PARK BOARD OF ADJUSTMENT APPLICATION FORM

BOROUGH OF HARRINGTON PARK

Municipal Building
85 Harriot Avenue
Harrington Park, New Jersey 07640

LAND USE

FEB 11 2022

BOROUGH OF
HARRINGTON PARK

This application must be filed with the Office of the Board Clerk at least twenty-one [21] calendar days prior to the meeting at which the application is to be considered. It must be accompanied by the following items:

- \$150.00 check to cover Application Fee (\$140) and Property List Fee (\$10)
- \$250.00 check to be placed in an escrow account to cover costs and fees related to the application (This must be a separate check).
- Drawing of proposed addition (survey form with addition or fence marked)
- Copy of Denial of Permit from the Construction Official

When the application is received the Tax Assessor will prepare and mail a Property Owners' List to you. You must give written notification of your application and the meeting to everyone on the list at least 10 days prior to the meeting date. **Fill out the form letter at the end of this application and either hand deliver it to everyone on the list or mail it by Certified Mail.**

After the letter has been sent or delivered to everyone on the list, complete an Affidavit of Mailing or an Affidavit of Service (as applicable; samples are provided), have it notarized, and deliver it to the Board Clerk with a copy of the letter.

Please contact Carolyn Lee, Board of Adjustment Clerk, at 201-768-1700 or landuse@harringtonparknj.gov if you have any questions or concerns.

(Please do not write in shaded box)

Application Fee \$	Received _____	By _____
Action by the Board of Adjustment Date(s)		
Granted _____	Denied _____	Recommended _____
Other _____		
Action by other bodies, if necessary Date(s)		
See related minutes _____		
Date of publication prior to meeting _____		
Date of publication of decision _____		
Applicant furnished with copy of resolution on _____		
Other _____		
Voting Members _____		

(Please begin here)
Applicant's Name John Schiano
Applicant's Address 6 Walter Court
Applicant's Phone number _____ email _____
Owner's Name John Schiano
Owner's Address 6 Walter Court HERRINGTON PARK
Relationship of applicant to owner (i.e., tenant, agent, purchaser under contract, same person, or other) same person
Location of Premises: 6 Walter Court Lot 5 Block 406
(Street) (Tax Map Ref.)
The premises are situated on the (east, west, north, south) side of _____
Street and are approximately _____ feet from _____

The premises are now located in the following zone (check)

- | | |
|---|--|
| <input type="checkbox"/> R-1 Residential | <input type="checkbox"/> S-1 Senior Citizen Dwelling Units |
| <input checked="" type="checkbox"/> R-2 Residential | <input type="checkbox"/> B-1 Business |
| <input type="checkbox"/> R-3 Residential | <input type="checkbox"/> B-2 Business |
| <input type="checkbox"/> I-1 Industrial | <input type="checkbox"/> O&R Office & Research |

Request is hereby made for permission to erect alter, convert, use, a fence
contrary to the requirements of Sections _____ of the Zoning Ordinance, or for
other relief as follows: _____

1. Said property is (give dimensions and area) _____

and has the following structures: _____

Indicate use for each structure: _____

2. If less than the entire lot is to be utilized for the purpose hereinafter set forth, the
dimensions of the portion of the lot to be utilized are: _____

3. Size of proposed building:

Width _____ Height _____
Depth _____ Feet _____
Number of Stories _____

4. Setbacks of building: Front _____ Rear _____
Side _____ Side _____
%Building Coverage _____

5. Date property acquired _____
constructed _____

Prevailing zoning at time of acquisition _____

Prevailing zoning at time of construction _____

6. Has there been any previous appeal, request, or application to this or any other Borough Boards or the Construction Official involving these premises?

Yes _____

No _____

If Yes, state the nature, date and the disposition of said matter

7. What are the EXCEPTIONAL conditions of property/hardship preventing applicant from complying with Zoning Ordinance?

want to erect a 5 Foot High Fence
and zoning is 3 foot fence

8. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. _____

9. All applicants must attach to this application a schedule showing the following information:

Type of construction (frame, stone, brick, cement, etc.) _____

Present use of existing buildings(s) and premises _____

Describe any deed restrictions affecting this property. _____

Total proposed dwelling units _____

Total proposed professional offices _____

Total proposed floor area _____

Total proposed parking spaces _____

A photograph or photographs of land and buildings involved in the application _____

Names and Addresses of all expert witnesses proposed to be used _____

Proof of payment of all taxes due and owing on the premises _____

10. A legible plot plan or survey to scale (not less than 1" = 100' of the property) indicating the relation of the existing and/or proposed structure with adjoining property

and structures accompanies this application. Scale drawings (of not less than .25"=1' of the proposed buildings(s) of the existing structure indicating the changes, alterations or additions contemplated shall be presented at the hearing, if relevant.

11. A copy of any conditional contract or agreement related to this application must be filed with the application or presented to the Board at the time of hearing.

12. If the applicant is a corporation, partnership, or LLC the names and addresses of all stockholders or partners owning a 10% or greater interest in said corporation or partnership shall be set forth below in accordance with P.L. 1977 Ch. 336.

I, the applicant, being duly sworn according to law, hereby certify that the information presented in this application to be true and accurate.

John J. King
(Applicant)

Sworn and subscribed before me this
9 day of February, 2002

6 Everett Court
(Address)

(Telephone Number)

Consent of Owner:

If applicant is not owner of the property, have owner sign below consent or file with application a letter signed by the owner and notarized consenting to the application.

The foregoing application is hereby consented to this _____ day of _____
20__ (year).

(Owner of Property referred to)

Sworn and subscribed before me this
_____ day of _____, _____

(Address)

(Telephone Number)

NOTICE OF APPEAL

TAKE NOTICE that the undersigned, owner of premises in the Borough of Harrington Park designated on the Borough Tax Map as Block 406 Lot 5 and also known and designated as _____ in the Borough of Harrington Park located in a _____ zoning district hereby appeals to the Zoning Board of Adjustment from the order, determination, or decision of said enforcing official made on the _____ day of _____, 20____, _____ a building permit to _____ of _____ to permit construction of _____ on premises designated as Block _____ Lot _____ on the Municipal Tax Map owned by _____ for the reason that appellant alleges error in that order, requirement, decision or refusal of said Administrative Officer in that : _____

TAKE FURTHER NOTICE that you are hereby required to immediately transmit to the Secretary of the Zoning Board of Adjustment all papers constituting the record upon which the action appealed from was taken, in accordance with the Rules of the Zoning Board of Adjustment and the statute in such case made and provided.

Applicant

John Bishop

Date

2/9/2022

(NOTE: THIS NOTICE OF APPEAL MUST BE SERVED UPON THE ADMINISTRATIVE OFFICER FROM WHOM THE APPEAL IS TAKEN WITHIN 20 DAYS OF THE DATE OF THE ACTION WHICH IS APPEALED).

PART II

TO BE FILLED IN ONLY IF APPLICATION IS FOR INTERPRETATION OF ZONING MAP OR CONSTRUCTION OF ORDINANCE PURSUANT TO N.J.S.A. 40:55D-70b.

Applicant should attach statement of contentions as to such interpretation or construction to this application.

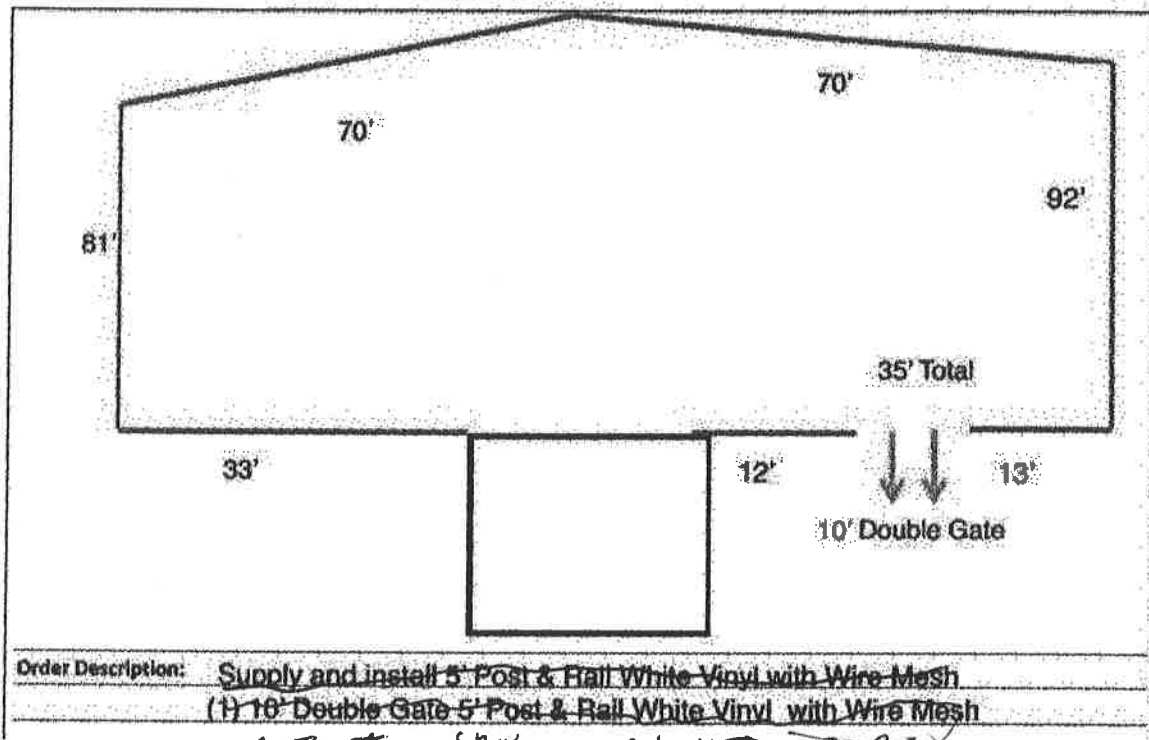
PART III

TO BE FILLED IN ONLY IF APPLICATION IS MADE DIRECTLY TO THE BOARD OF ADJUSTMENT OR IF ALTERNATIVE RELIEF IS SOUGHT PURSUANT TO N.J.S.A. 40:55D-70c or d.

● Hi

John Schiano - Harrington Park 5'.pdf

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5 FOOT VINYL PICKET FENCE

Borough of Harrington Park

Building Department
85 Harriot Ave
Harrington Park NJ 07640-0174

201-768-7110

ZONING LETTER OF DENIAL

January 24, 2022

Mr. Schiano
6 Walter Court
Harrington Park NJ 07640

Dear Mr. Hunter

I have reviewed your Zoning application & plans dated prepared by home owner dated 01/14/2022 for the proposed new fence at front and rear yard which is in the R-2 District . I must deny your application for the following reason(s):

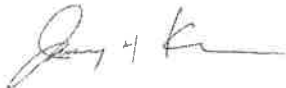
1. As per Harrington Park Code 350-42 Fence and walls section C. No fence, shrubbery, bushes, trees or other similar obstruction to visibility, exclusive of existing buildings, shall be built or maintained upon a corner lot within the triangular area formed by the intersecting curblines and a straight line joining said curblines at points which are 30 feet distant from the point of intersection measured along said curblines. Any existing obstruction of this character which, within the foregoing limits, curtails the view of drivers of vehicles approaching the intersection shall be removed by and at the expense of the owners of such corner lots. Where there are no curbs at the intersection and corner lot in question, the term "curblines," as used herein, shall mean and include the pertinent pavement lines and .D. No fence over three feet in height shall be placed within 10 feet of the curbline, and no fence, shrubbery, bushes or trees shall be erected to encroach on any public right-of-way.

Should you feel aggrieved, N.J.S.A. 40:55D-72 provides the criteria for your appeal.

If you wish to appeal to the Zoning Board of Adjustment, please contact Ms. Carolyn Lee, Board Secretary, at landuse@harringtonparknj.gov or call 201-768-1700 for an application and direction on filing.

Sincerely,

Jimmy H Kim
Zoning Official



cc: Ms. Carolyn Lee, Board Secretary